

173.0

0004

0024.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
715,200 / 715,200
715,200 / 715,200
715,200 / 715,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		TANAGER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CARNEY JOHN A	
Owner 2:	
Owner 3:	
Street 1: 98 RICHFIELD RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: N
	Postal: 02474	Type:	

PREVIOUS OWNER
Owner 1: DELEO KATHLEEN M & JOHN J JR -
Owner 2: MASCI CLAIRE L & DELEO MICHAEL -
Street 1: 23 TANAGER ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .187 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1830 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

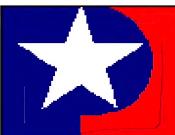
PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	7	Steep	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8142	Sq. Ft.	Site			0	70.	0.82	8									464,980						465,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										115315
										GIS Ref
										GIS Ref
										Insp Date
										06/19/18



USER DEFINED

Prior Id # 1:	115315
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	17:06:09
Print	
Last Rev	
Date	Time
10/28/21	08:22:27
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	250,200	0	8,142.	465,000	715,200		Year end	12/23/2021
2021	101	FV	241,200	0	8,142.	465,000	706,200		Year End Roll	12/10/2020
2020	101	FV	241,300	0	8,142.	465,000	706,300		706,300 Year End Roll	12/18/2019
2019	101	FV	199,500	0	8,142.	465,000	664,500	664,500 Year End Roll	1/3/2019	
2018	101	FV	199,500	0	8,142.	411,800	611,300	611,300 Year End Roll	12/20/2017	
2017	101	FV	199,500	0	8,142.	345,400	544,900	544,900 Year End Roll	1/3/2017	
2016	101	FV	199,500	0	8,142.	345,400	544,900	544,900 Year End	1/4/2016	
2015	101	FV	186,700	0	8,142.	298,900	485,600	485,600 Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELEO KATHLEEN	77536-226	1	4/16/2021		950,000	No	No		
DE LEO JOHN J-E	35748-134		6/25/2002	Family		1	No	No	Elaine Theresa DeLeo dod 12/3/2020
	11839-431		5/29/1970			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/11/2021	1222	New Buil	320,000	O					6/23/2021	SQ Mailed	MM	Mary M
7/6/2021	957	Demoliti	10,000	C					6/19/2018	MEAS&NOTICE	BS	Barbara S
12/19/1995	708		1,000						10/31/2008	Meas/Inspect	189	PATRIOT
									12/23/1999	Mailer Sent		
									12/21/1999	Measured	263	PATRIOT
									12/1/1981		GP	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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